

City of Jonesboro City Council
Staff Report – RZ09-03: 921 Warner Ave. Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the Council on March 17, 2009

REQUEST: A recommendation by MAPC to rezone property containing 0.31 acres more or less.

PURPOSE: To rezone a tract of land from R-2 to RM-16, Limited Use, 4 units maximum

**APPLICANT/
OWNER:**

Max Dacus, Jr.
3094 Hwy. 91 West, Jonesboro, AR 72404

LOCATION: The subject site is located at 921 Warner Ave., South side of Warner.

SITE DESCRIPTION:

Tract Size:	0.31 acres, 13,474 S.F.
Frontage:	Approx. 75 +/- ft. on Warner Ave.
Topography:	Predominantly Flat
Existing Dvlpmt:	Vacant (formerly single family residence)

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Multi-Family – 12 units
South:	R-2	Multi-Family – 2 units
East:	R-2	Multi-Family – 7 units
West:	R-2	Single Family Home

HISTORY: None

ZONING ANALYSIS: City Planning Staff has reviewed the proposed development and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Comprehensive Plan shows the area of the subject property as “Medium Density Residential”. This is defined on Page 21 of the Comprehensive Plan as: Includes all existing and future residential uses that are more than are more than three and a maximum of ten units net per acre (This classification generally corresponds to the current R-2 Residential District for residential uses other than single-family).

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. Staff anticipates that the subject area will remain Medium Density Residential. Consistency is achieved with the development patterns of this area.

Approval Criteria- Section 14.44.05, (5a-g)- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Findings:

The applicant has requested that the property be rezoned to RM-16 Multi-Family to allow for a maximum of 4 units on the subject tract. The minimum requirements for the RM-16 District are as follows: Min. Lot width: 80 ft. (subject site has 75 ft. width); Front yard setback= 25 ft.; Side yard setback: 15 ft.; Rear yard setback: 20 ft., and the minimum lot area per dwelling unit is 2,722 s.f.

Although the minimum lot width does not meet the requirement by 5 ft., Staff does not oppose the request, if and only if joint and cross access easements can be obtained from the neighboring ownership to the east to connect the drive and parking areas, with a single entry curb-cut. The said lot to the east has four units built on an even smaller tract of land. The developer must satisfy minimum standards required by the Stormwater/Drainage Ordinance and Regulations as required by the City Engineering Department.

Record of Proceedings- Metropolitan Area Planning Commission:

The Metropolitan Area Planning Commission held a Public Hearing on March 10, 2009 and offers the following record of proceedings and recommendation of approval:

Mr. George Hamman, of Civilogic presented the case of 921 Warner Avenue requesting a maximum of 4 units.

There was no opposition. City Planner, Otis Spriggs stated that the property is currently zoned R-2 multi-family and will permit 4-plexes, but the lot was shy of a few square feet. In fact the existing 4-plex to the east is on a smaller lot. Staff recommends approval as RM-16 L.U.O. with a maximum of 4 units subject to cross access easements with a property to the east. A motion was made by Mr. Lonnie Roberts Jr., seconded by Mr. Joe Tomlinson, that this Rezoning be Recommended to Council for approval. The motion CARRIED by a 5 to 0 vote; Roll Call: Mr. Tomlinson- Aye, Mr. Hoelscher- Aye; Ms. Norris- Aye; Mr. Dover- Aye; Mr. Roberts- Aye; Mr. Day, Absent; Mr. Halsey-Absent; Mr. Collins- Absent.

Conclusion:

The MAPC and the Planning Staff has reviewed the request and recommends approval to the Council with the stipulation that the cross access easements be established and recorded with the adjacent tract to the east for the access drive and parking lot layouts - a rezoning of the subject property from R-2 to RM-16 Multi-Family, L.U.O. with a maximum of 4 units.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning Director

Site Photographs



View Looking South toward the site



View Looking West



View Looking East



View Looking North



View looking north at the surrounding multi-family units